

City of Fort Lauderdale Planning and Zoning Board**STAFF REPORT**

Case 53-R-05

June 15, 2005

Applicant	St. Thomas Aquinas High School		
Request	Site Plan Level III / Additions to school exceeding 10,000 square feet in gross floor area / CF-HS zoning district.		
Location	2801 S.W. 12 th Street		
Legal Description	Block 1, Curley Heights, P.B. 28, P. 15 of the Public Records of Broward County, Florida.		
Property Size	882,000 S.F. / 20.24 AC.		
Zoning	CF-HS (Community Facility House of Worship/School)		
Existing Use	School		
Future Land Use Designation	Community Facility		
Comp. Plan Consist.	Consistent		
Other Reqd. Approvals	City Commission Request for Review		
Applicable ULDR Sections	Sec. 47-8 Public Purpose Districts Sec. 47-25.2 Adequacy Requirements Sec. 47-25.3 Neighborhood Compatibility Requirements		
Setbacks/Yards Front Rear Side Side	Required	Proposed	
		athletic building	concession stand
	25’	316’-2”	767’-5”
	20’	429’-2”	26’-9”
	20’	464’-6”	471’-7”
	20’	395’-10”	536’-8”
Lot Density	N/A	N/A	
Lot Size	10,000 S.F. Min.	882,000 S.F.	
Lot Width	100 Ft. Min.	840 Ft.	
Building Height	35’ Max.	18’	13’
Structure Length	N/A	N/A	
Gross Floor Area	10,000 S.F.*	283,475 S.F.	
VUA Landscaping	N/A	N/A	
Landscape Lot Coverage	N/A	N/A	
Open Space	N/A	N/A	
Parking	339	810	
Notice Requirements	Sign Notice, Mail Notice		
Action Required	Approve, Approve with Conditions, or Deny		
Project Planner Authorized By Approved By	Name and Title		Initials
	Ella Parker, Planner II		
	Greg Brewton, Acting Planning & Zoning Deputy Director		
	Marc LaFerrier, AICP, Planning & Zoning Director		

* Limited to 10,000 sq. ft. unless approved as a Site Plan Level III

Request:

The applicant proposes to construct an athletic building and a concession stand at the existing St. Thomas Aquinas High School. The subject site is zoned (Community Facility-House of Worship/School) CF-HS. In this zoning classification, a school exceeding 10,000 square feet in gross floor area is subject to a site plan level III permit, as per ULDR Sec. 47-8.30 (Table of Dimensional Requirements). The proposal will increase the gross floor area by an additional 18,860 square feet, increasing the overall gross floor area to 283,475 square feet.

Property/Project Description:

The proposed additions to the school include a stand-alone 650 S.F. concession stand and an 18,210 S.F. athletic building, which will replace existing concessions located at this area of the campus. The proposed athletic building will contain new classrooms, locker rooms, fitness areas, coaches' offices, concessions and toilet rooms to serve the school's athletic program. The applicant has indicated that there will be no increase in the student population as a result of the proposed facilities.

Parking and Traffic:

The existing parking spaces exceed the number of spaces required to support the new uses. No significant traffic increase is expected, as the number of students will remain the same. The existing parking is adequate to support the proposed additions.

Comprehensive Plan Consistency:

Consistent with the uses permitted in the Community Facility Land Use Category.

Adequacy and Neighborhood Compatibility:

The proposed project is subject to ULDR *Sec. 47-25.2 Adequacy Requirements* and *Sec. 47-25.3, Neighborhood Compatibility Requirements*. The applicant has provided narratives to address these sections (**Exhibit 1**).

Prior Reviews:

This proposal was reviewed by the Development Review Committee on March 22, 2005 and all comments have been addressed.

Staff Determination:

Staff has determined that the project complies with applicable ULDR requirements.

Planning & Zoning Board Review Options:

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed

development or use, the Planning and Zoning Board shall deny the site plan level III permit.

Should the Board approve the proposed development, the following conditions are proposed by staff:

1. The proposed development is in an area that has the potential to generate impacts from construction debris due to high winds and close proximity to existing uses. As such, in order to ensure that construction debris remains on site and does not become a nuisance to neighboring properties, prior to application for a building permit, a Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.
2. All construction will require approval from all pertinent environmental review agencies.
3. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
4. Final DRC approval.

City of Fort Lauderdale
Building Services Division Construction Debris Mitigation Policy

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant